



415 W. 4th Ave./ PO Box 1098  
Holdrege, NE 68949  
**Phone:** 866-995-8067  
**Fax:** 308-995-8411

## BROWN COUNTY RANCH





**Price:** \$2,146,903.00

**Total Acres:** 1951.73

**Irrigated Acres:**

**Dryland Acres:**

**Grass Acres:** 1951.73

**CRP Acres:**

**CRP Payments:**

**CRP Expiration:**

**Taxes:** 12675.50

**FSA Payments:**

**Mineral Rights:** none

This property has great recreational potential with well maintained fences and good grass for grazing. Water is available across the property for livestock, and supplies house and trailer house. The house would make a good hunting lodge, but would take some work to be lived in year round. The trailer house has been used for hired help lodging until a few months ago. property is within 1 1/2 miles of Nebraska Highway 183.

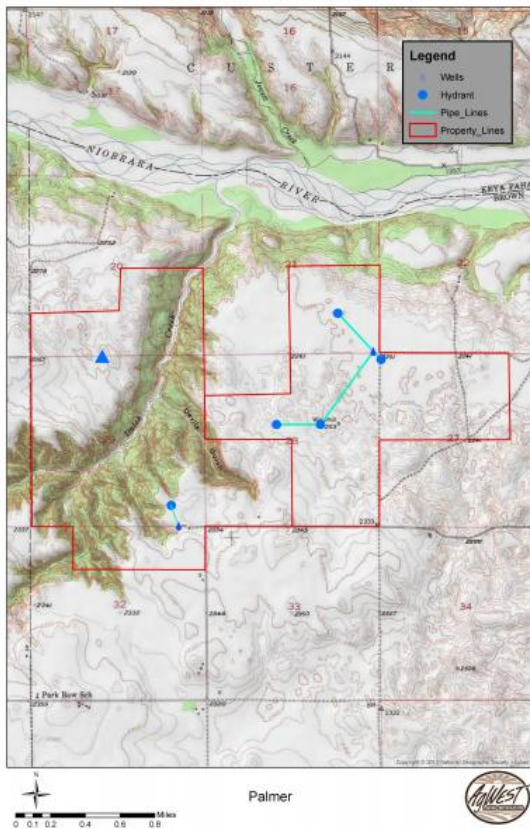
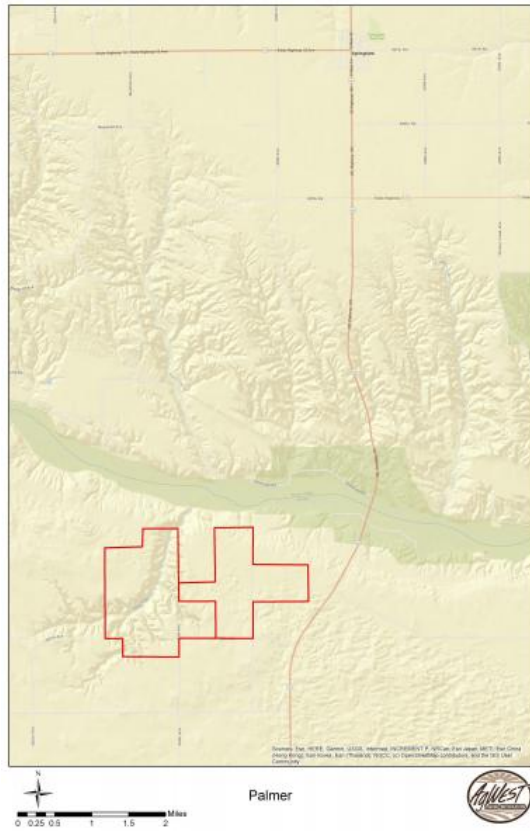
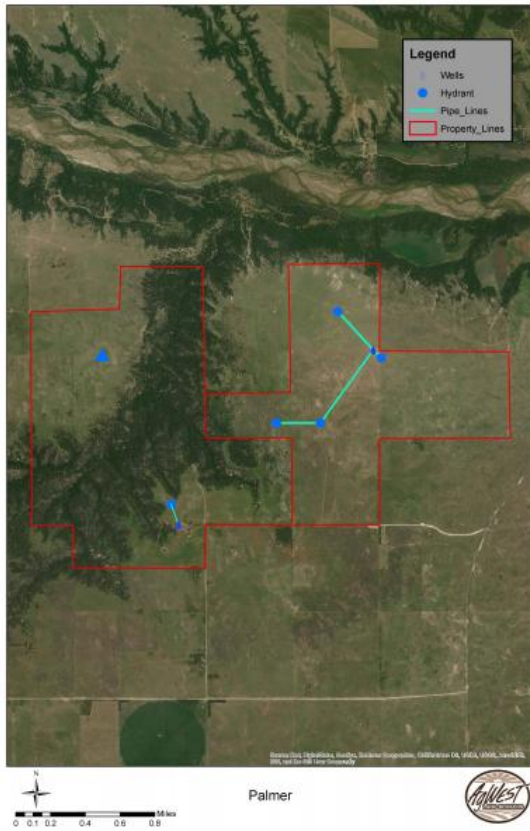


Located 11 miles north of Ainsworth, Nebraska, head north on Highway 183 then 1 1/2 miles to your west.

Latitude: 42.721960

Longitude: -99.797168





## Listing Agent



**Joel Grams**

(<https://www.agwestland.com/agent/joel-grams/>)

Email

(mailto:joel.gram@agwestland.com)

308-830-

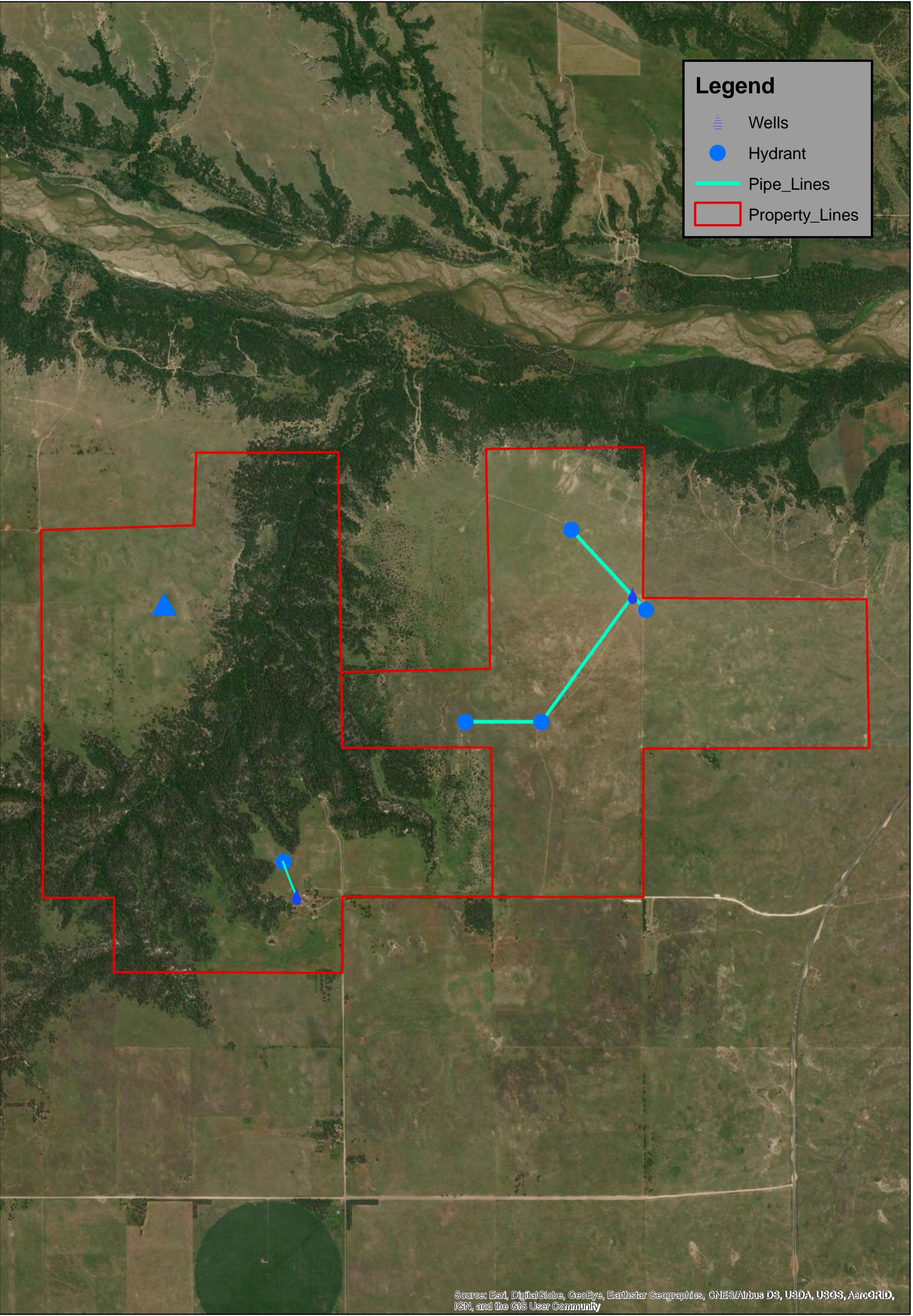
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URL to article: <https://www.agwestland.com/property/brown-county-ranch/>


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**Legend**




Wells



Hydrant




Pipe\_Lines



Property\_Lines

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



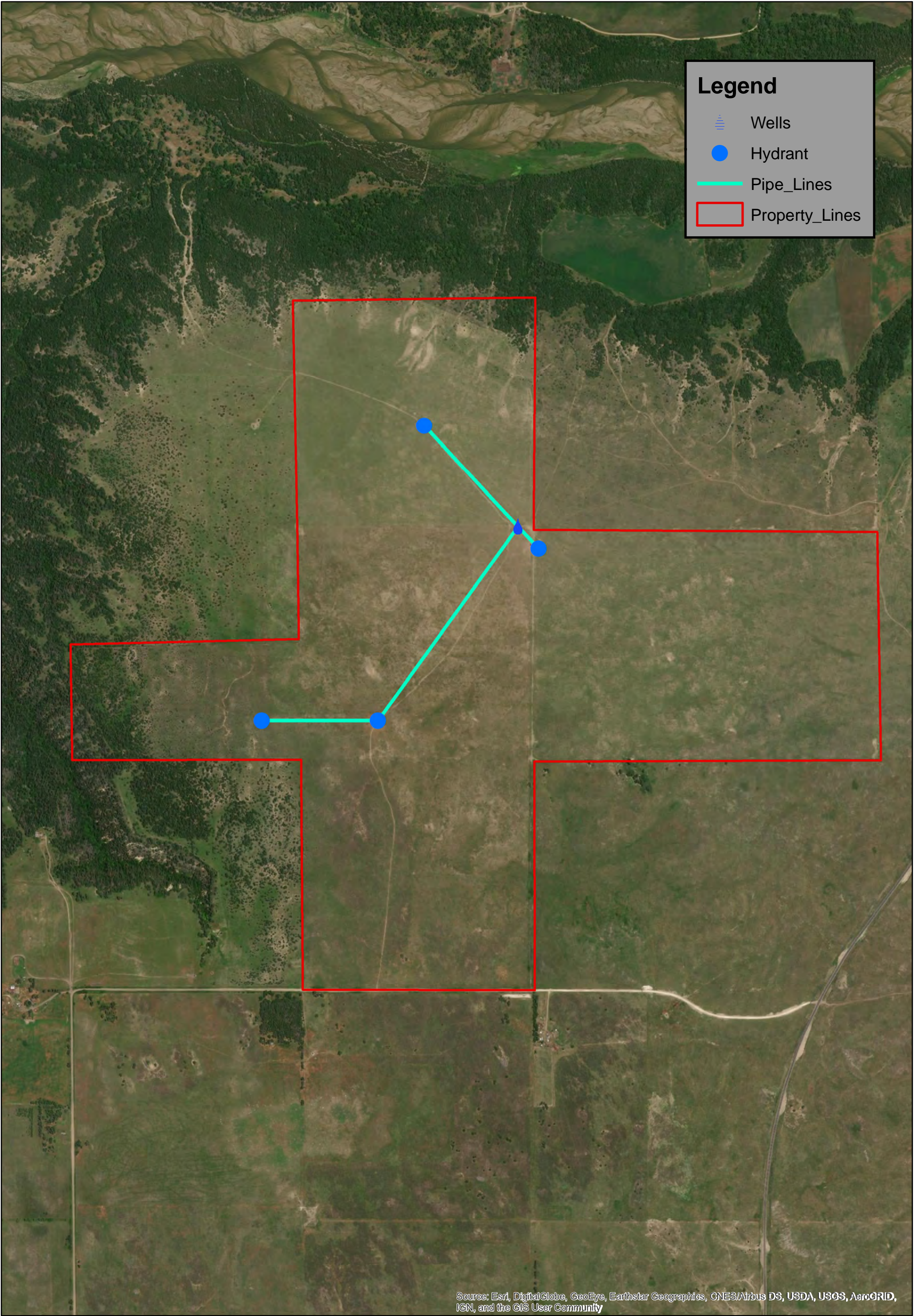
Miles

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Palmer









Legend




Wells



Hydrant




Pipe\_Lines



Property\_Lines

Palmer

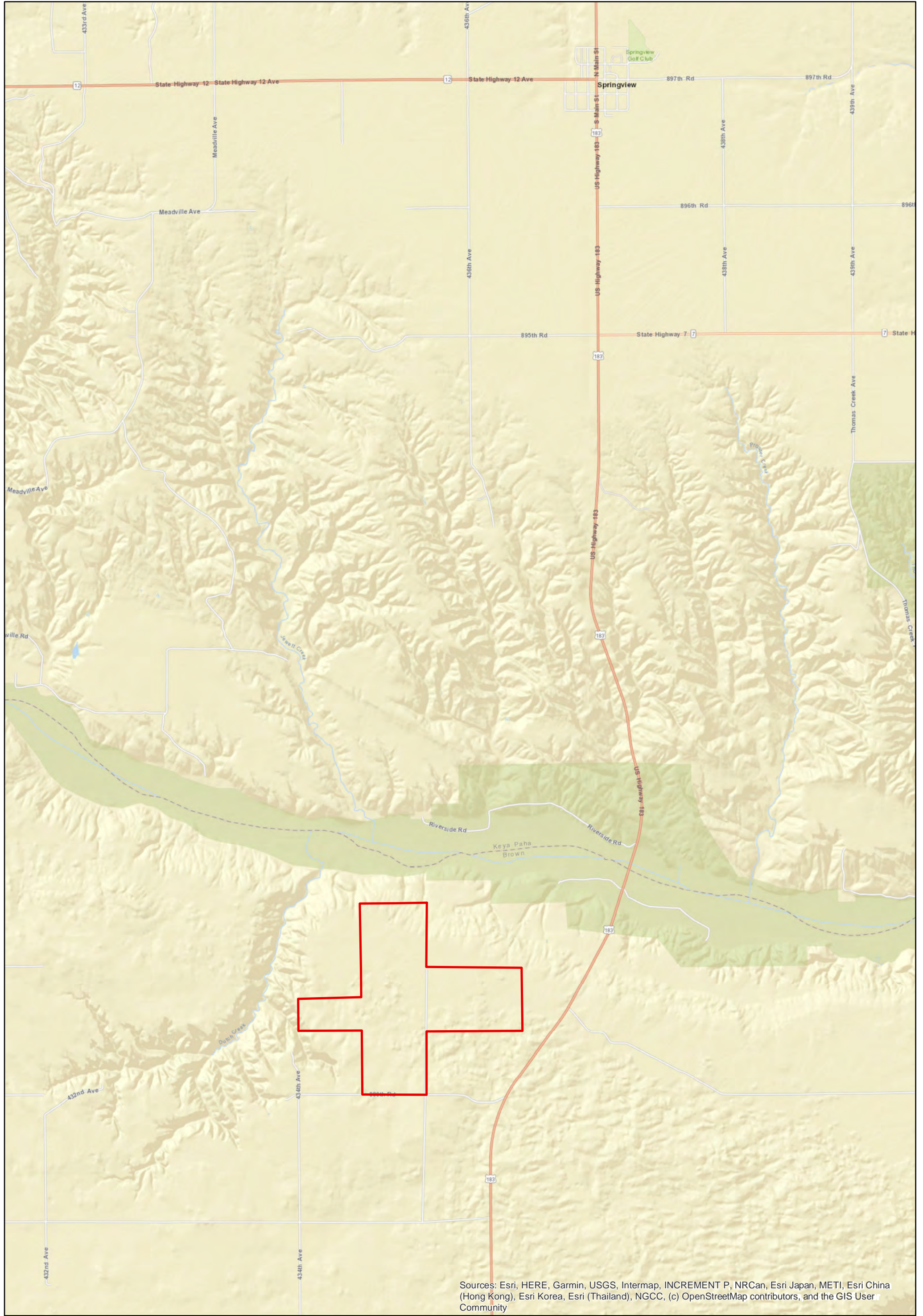


Miles

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Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

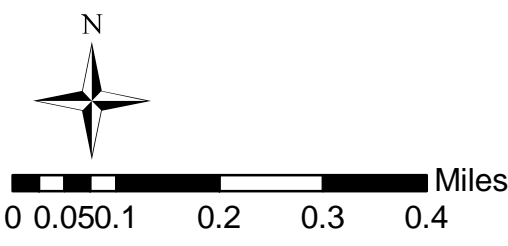
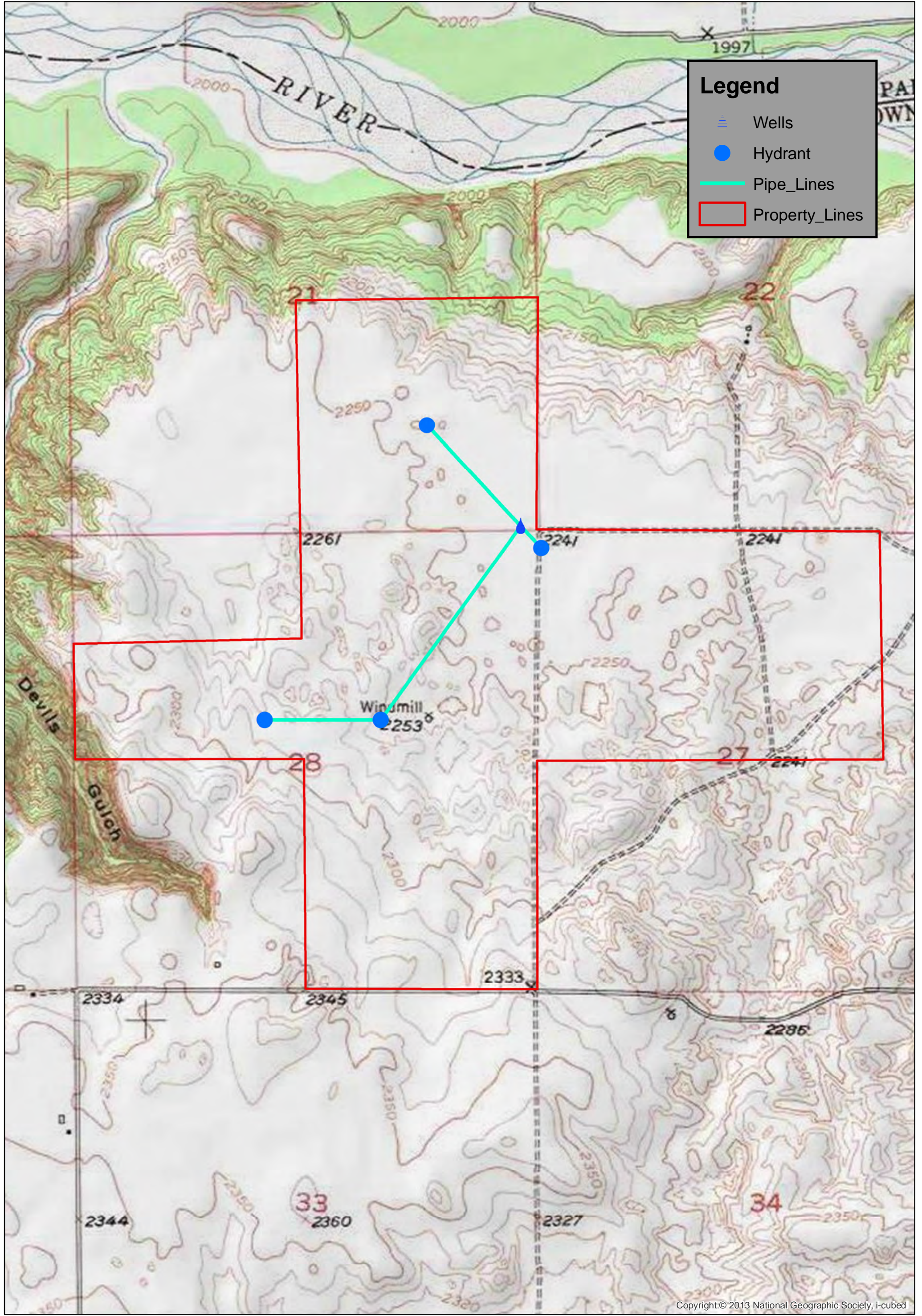


0 0.25 0.5 1 1.5 2 Miles

East Palmer



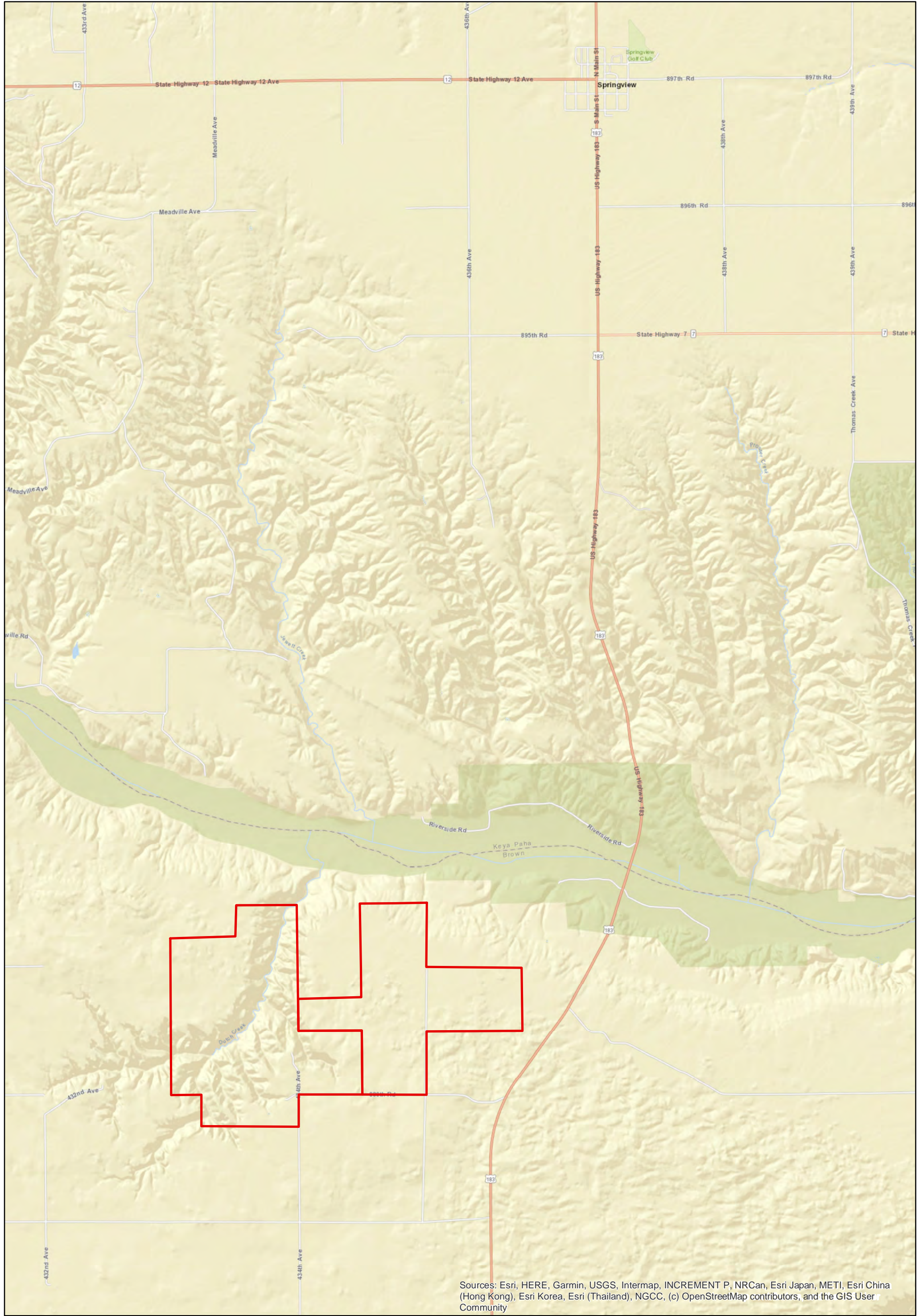




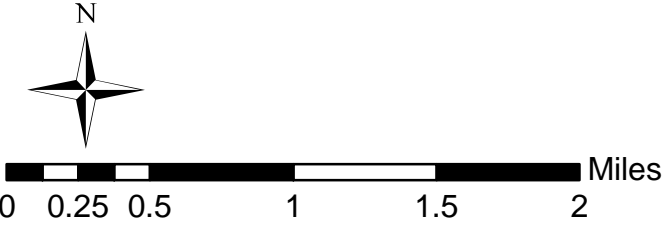
Palmer







Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



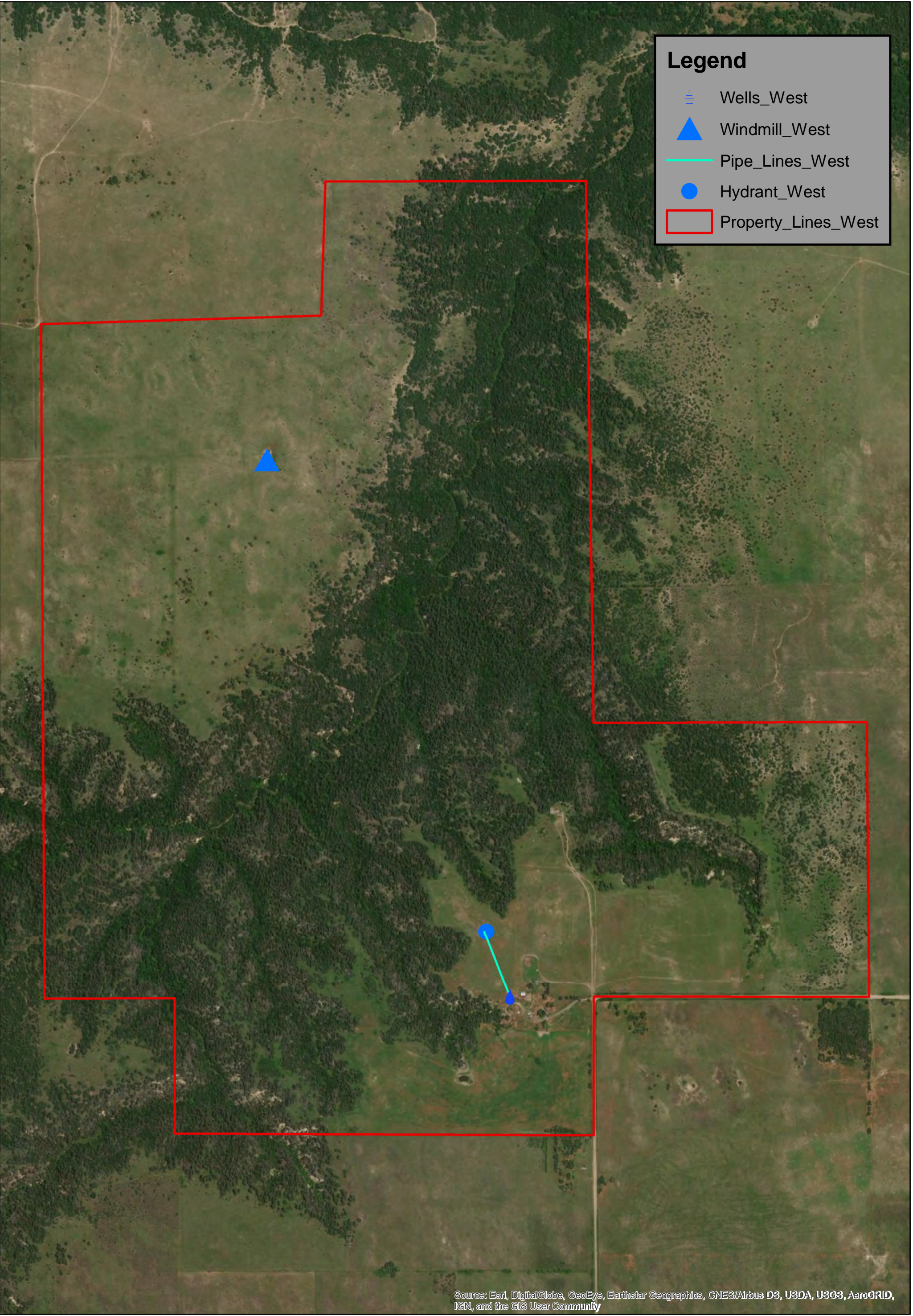
Palmer














Legend




Wells\_West




Windmill\_West



Pipe\_Lines\_West





Hydrant\_West



Property\_Lines\_West

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community





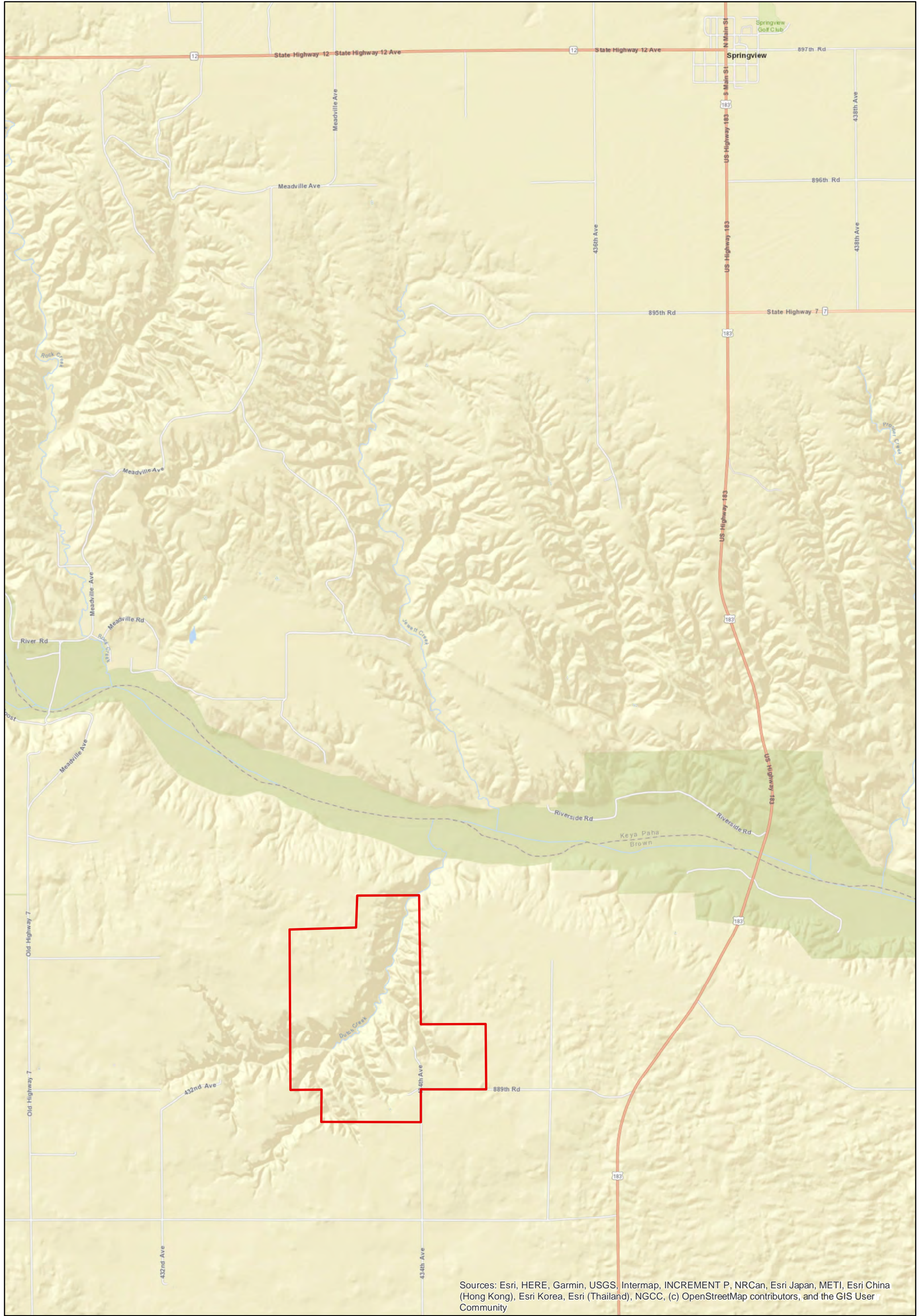
Miles

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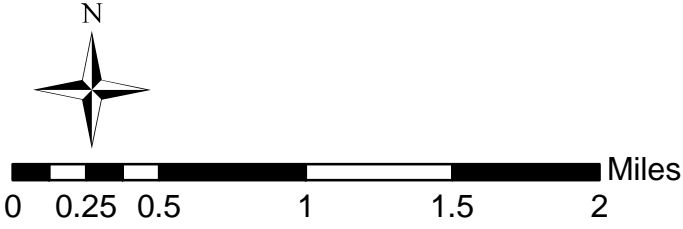
West Palmer







Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



# West Palmer

